Opportunity Area C Trip Generation Comparison

Building	Existing Uses			Estimated Trip Generation		
	Property Address	Land Use	Existing Square Footage	**Weekday PM Peak Hour Trips (4-6 pm)**	Total Weekday Trips	Total Saturday Trips
A	6201 Leesburg Pike	Office	50,096	**75**	553	123
B	6211 Leesburg Pike (Sears Building)	Department Store	160,843	**301**	3,680	4,085
C	6212 Leesburg Pike (Sears Parking Site)	Parking	n/a	**n/a**	n/a	n/a
D	6231 Leesburg Pike	Office	54,930	**82**	606	135
Totals			**265,869**	**457**	**4,839**	**4,344**

Office trip generation was developed using the **General Office (710)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3

Department Store trip generation was developed using the **Department Store (875)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Building	Uses Allowed by Existing Zoning (By Right)			Estimated Trip Generation		
	Property Address	Land Use	Square Footage	**Weekday PM Peak Hour Trips (4-6 pm)**	Total Weekday Trips	Total Saturday Trips
A	6201 Leesburg Pike	Office	50,096	**75**	553	123
B	6211 Leesburg Pike (Sears Building)	Discount Supermarket	79,000	**659**	7,178	8,836
		Quality Restaurant	10,000	**75**	900	944
		High-Turnover Sit Down Restaurant	10,000	**99**	1,272	1,584
		Specialty Retail Center	81,164	**220**	3,597	3,412
C	6212 Leesburg Pike (Sears Parking Site)	Specialty Retail Center	55,059	**149**	2,440	2,315
	6212 Leesburg Pike (Sears Parking Site)	Office	61,855	**92**	682	152
D	6231 Leesburg Pike	Office	67,953	**101**	750	167
Totals			**415,127**	**1,469**	**17,371**	**17,533**

Office trip generation was developed using the **General Office (710)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3

Discount Supermarket trip generation was developed using the **Discount Supermarket (854)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Quality Restaurant trip generation was developed using the **Quality Restaurant (931)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

High Turnover Sit Down Restaurant trip generation was developed using the **High Turnover Sit Down Restaurant (932)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Specialty Retail Center trip generation was developed using the **Specialty Retail Center (826)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Uses Proposed by Seven Corners Working Group			Estimated Trip Generation		
Land Use	Square Footage	Units	**Weekday PM Peak Hour Trips (4-6 pm)**	Total Weekday Trips	Total Saturday Trips
Specialty Retail Center	14,000	0	**38**	620	589
Quality Restaurant	9,800	0	**73**	882	925
High-Turnover Sit Down Restaurant	4,200	0	**41**	534	665
Supermarket	12,000	0	**114**	1,227	2,131
Movie Theater	45,000	0	**277**	3,513	4,468
Office	25,000	0	**37**	276	62
Senior Housing	100,000	100	**25**	344	261
Mid-Rise Apartments	390,000	390	**152**	2,570	2,792
Townhouse	85,000	43	**22**	250	244
Totals	**685,000**	**533**	**780**	**10,215**	**12,136**

Office trip generation was developed using the **General Office (710)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3

Specialty Retail Center trip generation was developed using the **Specialty Retail Center (826)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Quality Restaurant trip generation was developed using the **Quality Restaurant (931)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

High Turnover Sit Down Restaurant trip generation was developed using the **High Turnover Site Down Restaurant (932)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Supermarket trip generation was developed using the **Supermarket (850)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Movie theater trip generation was developed using the **Movie theater without matinee (443)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Senior Housing trip generation was developed using the **Senior Adult Housing-Attached (252)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Mid-rise apartment trip generation was developed using the **Mid-rise apartment (223)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Townhouse trip generation was developed using the **residential condominium/townhouse (230)** category in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, Volume 3. Peak hour rates of adjacent street traffic were used to develop Weekday PM Peak Hour Trips (4-6pm).

Note: Trip generation shown in the above chart/s are high level estimates and do not account for trip reductions that may occur due to alternative mode splits, due to synergy between adjacent uses or other factors. A detailed traffic modeling analysis is necessary to produce estimated trip generation most likely to be produced by existing, zoned or planned uses on the site.